



56 Anchor Way, Carlton Colville
£310,000

56 Anchor Way

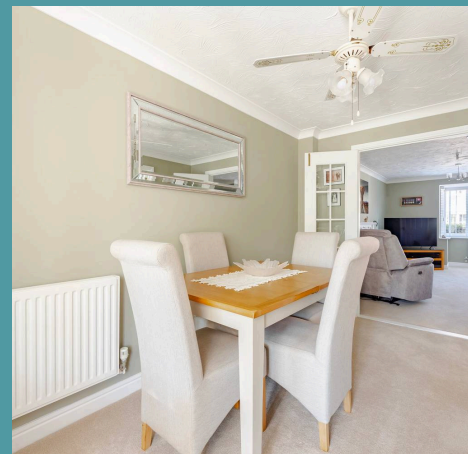
Carlton Colville, Lowestoft

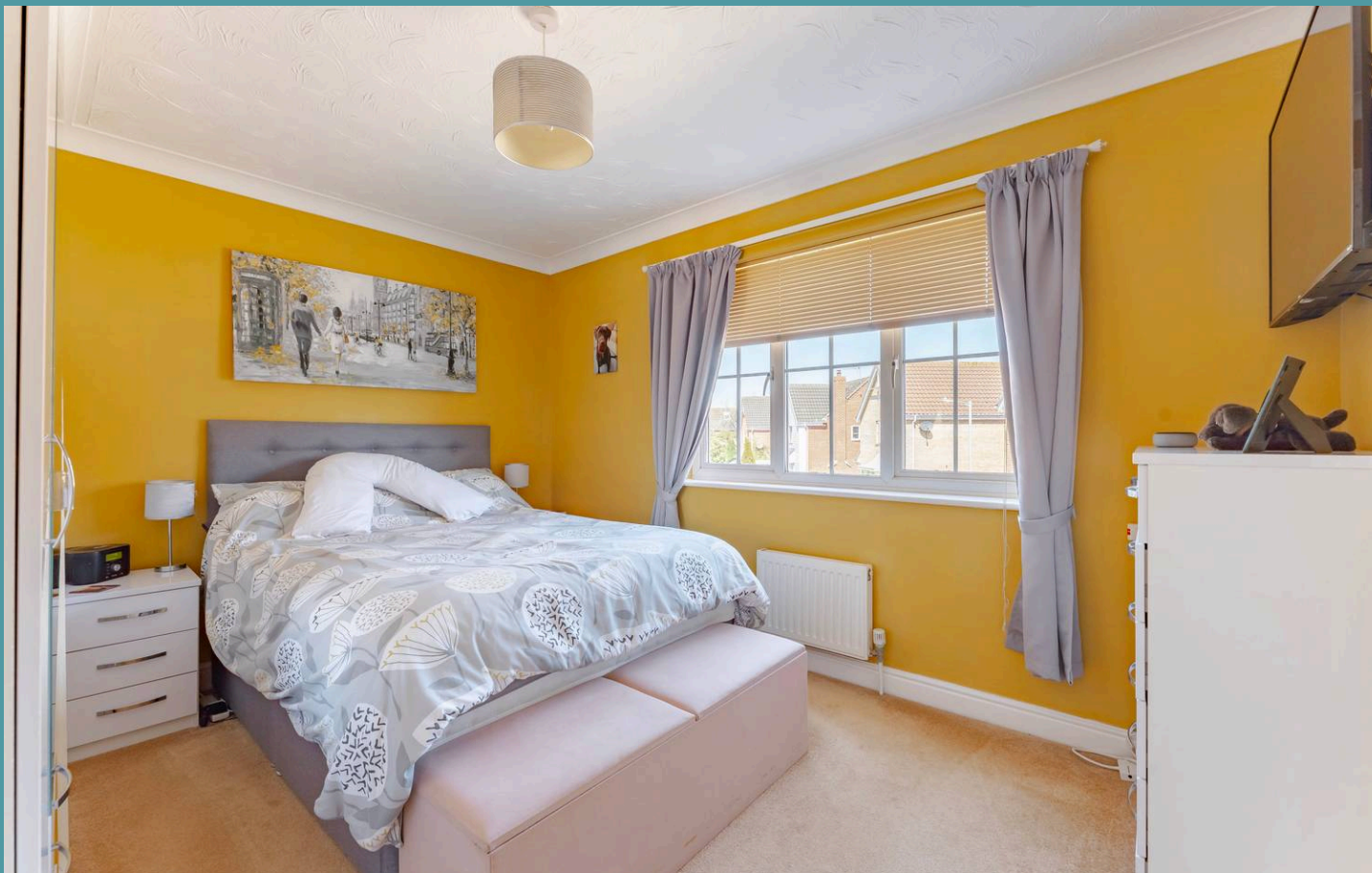
Tucked away in a quiet cul-de-sac within the highly sought-after area of Carlton Colville, this beautifully extended detached home offers the perfect blend of space, style, and versatility. Designed with modern family living in mind, the property flaunts a bright entrance hall, a spacious bay-fronted sitting room with a charming feature fireplace, and a sun-filled conservatory overlooking a private, low-maintenance garden. With a contemporary kitchen/breakfast room, three well-proportioned bedrooms, including a principal suite with en-suite, plus off-road parking, this home presents a rare opportunity to enjoy peaceful living without compromising on convenience or comfort.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.



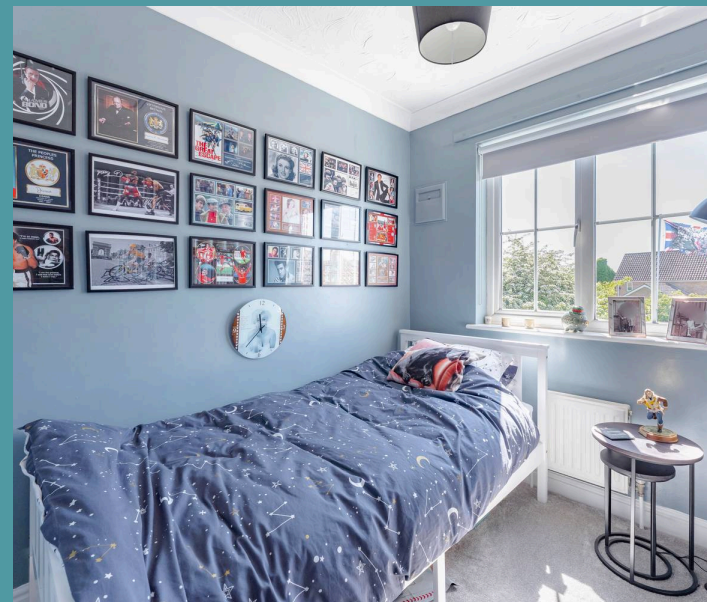
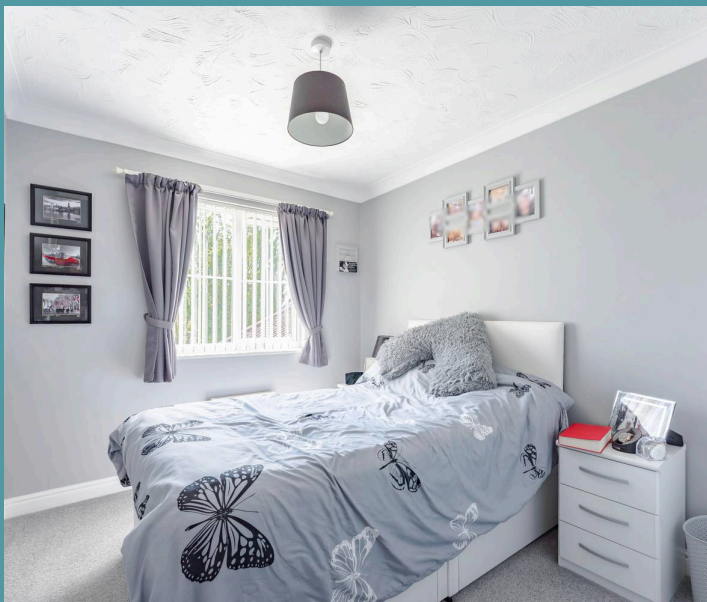


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Upon entering, you're welcomed by a bright and airy entrance hall that sets the tone for the rest of the home. A conveniently located cloakroom/WC adds everyday practicality.

The expansive sitting room is a true highlight, bathed in natural light from an elegant bay window. A striking decorative feature fireplace provides a warm focal point, creating a perfect setting for both relaxed evenings and sophisticated entertaining. Double internal doors seamlessly connect this space to a formal dining room, ideal for hosting family meals or special gatherings. To the rear, a delightful conservatory with a recently installed warm roof invites year-round enjoyment. Overlooking the garden, this sun-lit haven offers a serene retreat to unwind or entertain.



The contemporary kitchen/breakfast room has been thoughtfully designed, featuring sleek modern cabinetry, high-quality integrated appliances, and ample storage. A stylish yet functional space that will appeal to enthusiastic home cooks and busy families.

Upstairs, the home offers three well-appointed bedrooms, including a principal bedroom with its own private en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are presented in immaculate condition.



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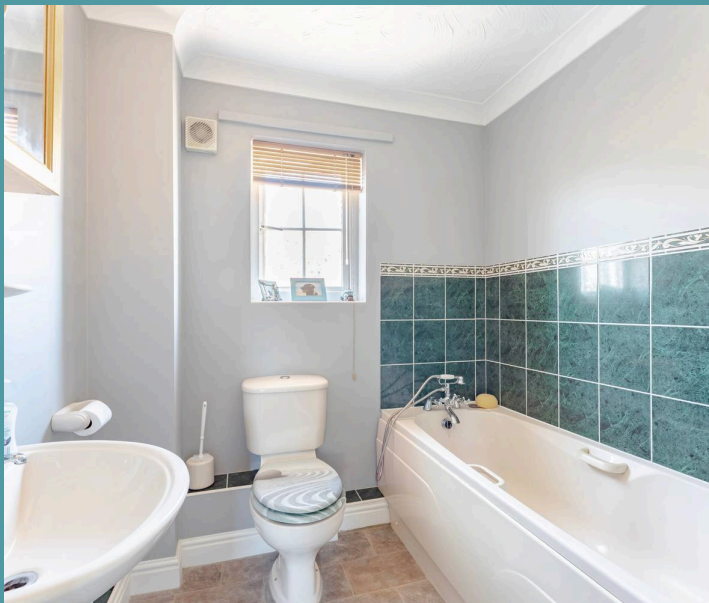
Outside, the low-maintenance rear garden is predominantly patio, making it perfect for alfresco dining and easy upkeep. A timber storage shed is neatly positioned to the rear, complementing the practicality of the space. To the front, a private driveway provides convenient off-road parking.

Agents note

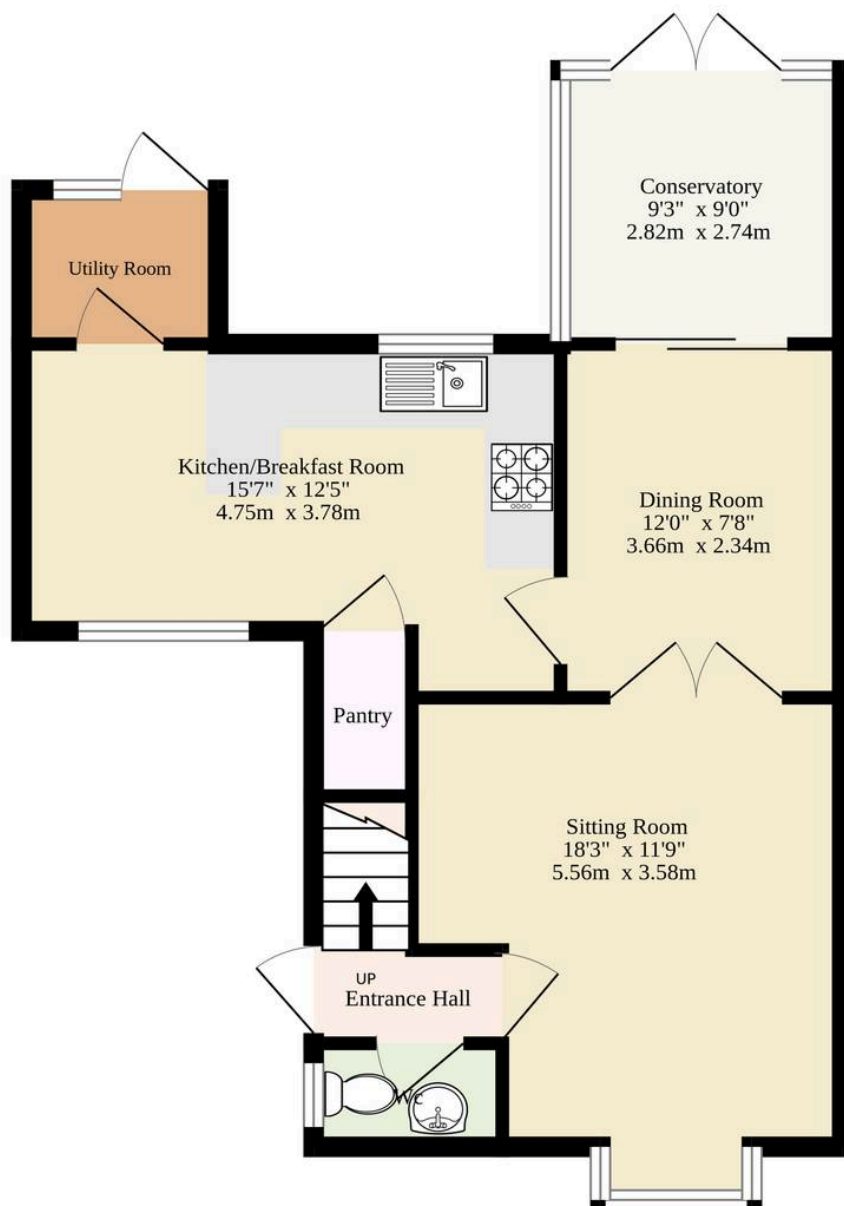
Freehold.

Boiler is 4 years old.

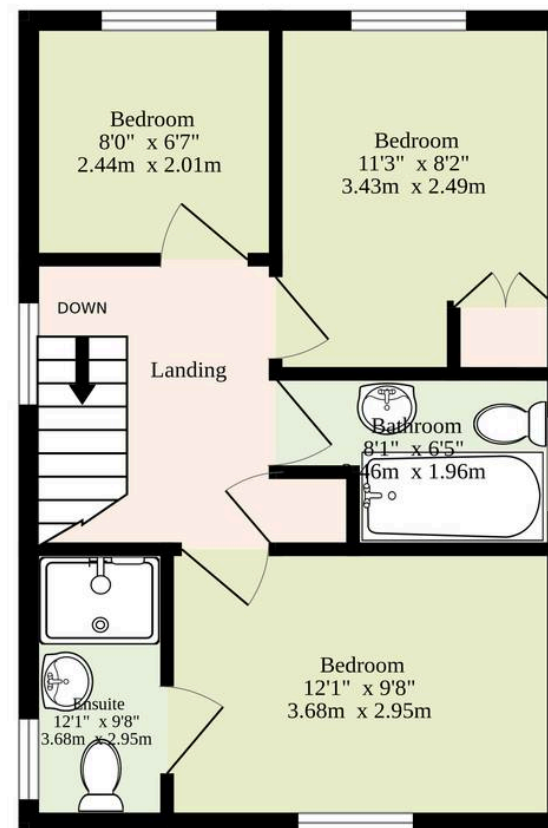
- Extended detached residence down a quiet cul-de-sac, in the sought-after area of Carlton Colville
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own lifestyle preferences
- Spacious sitting room accentuated by a bay window and a decorative feature fireplace, inviting relaxation and entertaining
- Internal double doors into a dining room, encouraging intimate family meals and gatherings
- Sun-lit conservatory with a warm roof installed, offering views of the beautiful garden
- Kitchen/breakfast room equipped with modern cabinetry, integrated appliances and storage space
- Three bedrooms, a private en-suite and a family bathroom
- Low maintenance and private garden, that is predominately patio with a timber storage shed
- Driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
626 sq.ft. (58.2 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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